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SEP 06 2018

Application for Variance

CITY OF SEDONA
COMMUNITY DEVELOPMENT



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Name:	RONALD JAI MULLIS	Date:	9/6/2018
Phone:	928 451 6016	Case#:	Var 18-0000J
Cell Phone:	928 451 6016	Fee:	780 ⁰⁰
Address:	75 BLACKHAWK LN, SEDONA		

Property Address:	75 BLACKHAWK LN, SEDONA	Parcel #:	401-26-002C
Legal Description of property:		Lot size:	.33 ACRES
or Legal Description is:	<input checked="" type="checkbox"/> Attached		

Statement of the precise nature of the variance requested: ☒ Attached

Statement of the practical difficulty or unnecessary physical hardship that would result from a strict or literal interpretation and enforcement of the specific zoning regulation: ☒ Attached

I hereby certify that I am the legal owner or authorized agent for the owner of the property for which this variance is being requested.

	9/6/2018
Authorized Signature	Date

Letter of Intent

The **precise nature of the variance being requested** involves allowing the intrusion of an existing garage (built 2001/02) into the rear setback of an irregularly shaped lot.

When built, the detached garage met setback requirements and had the minimum required distance from the existing residence.

An application has been made that replaces the existing mobile home and addition with a new, two-story family home that is attached to the existing garage.

Attaching the new house to the existing garage changes the setback requirements for the garage which would then be considered part of the residence.

The requested variance would allow the corner of the garage to intrude 7.5ft into the 20ft rear setback and reduce the rear setback from 20ft to 12.5ft.

The **practical difficulty or unnecessary physical hardship that would result from a strict or literal interpretation of the specific zoning regulations** relate to the inability to replace the existing 50 year old trailer and cement block addition with a modern, 3 bedroom home without attaching it to the existing garage.

The .33 acre, roughly triangular lot slopes down approximately 14ft down to a private road and is edged by mature trees, shrubs and stacked rock retaining walls.

The level portion of the lot is limited and not expandable.

As owner of this property, I require a modest, 3 bedroom home for 3 mature adults, one of whom has mobility issues. If the new residence was detached from the garage, with a 10ft gap, the setback requirements would be met but the residence would be too small to meet our needs.

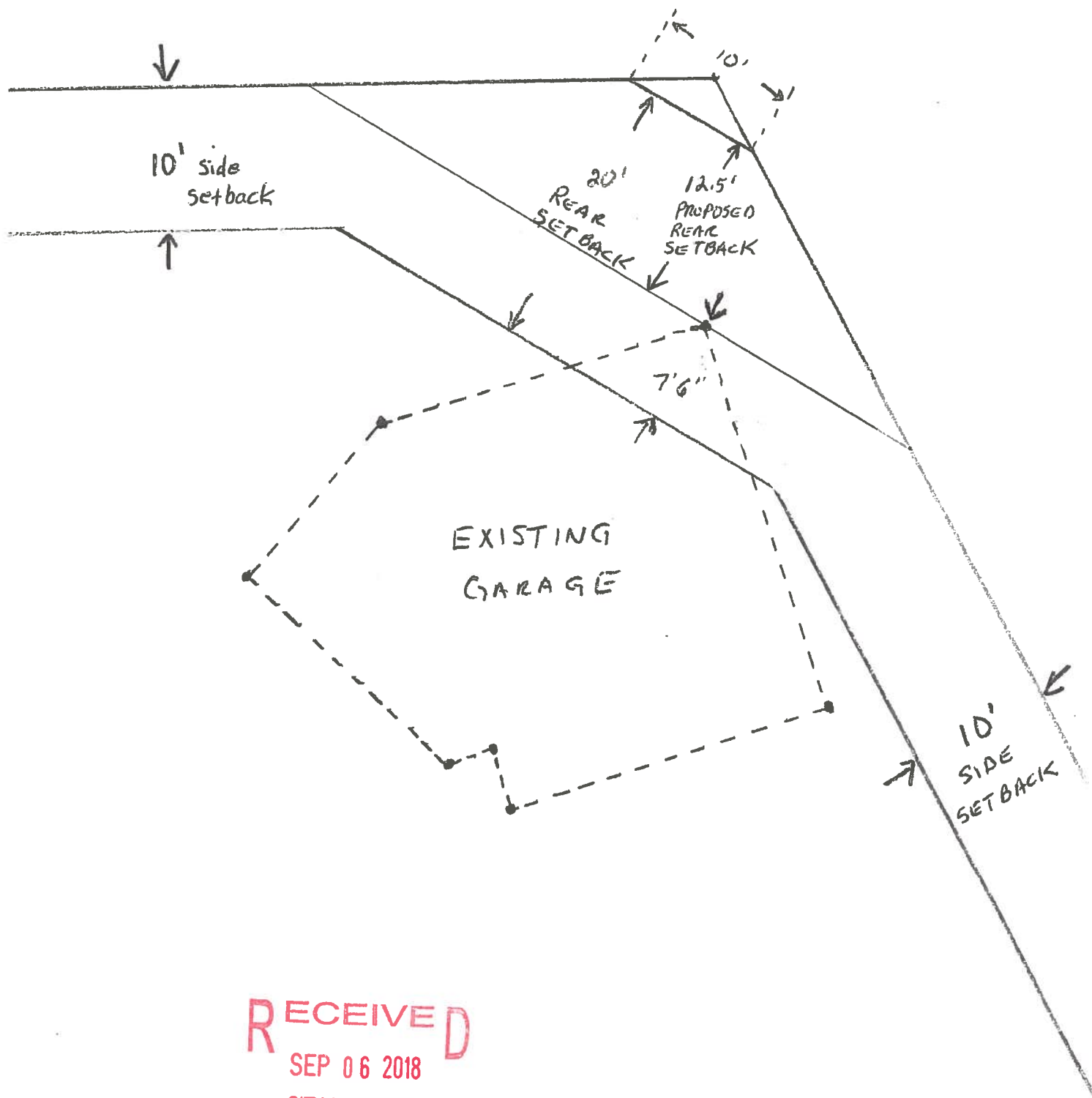
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Ronald Jai Mullis - Owner

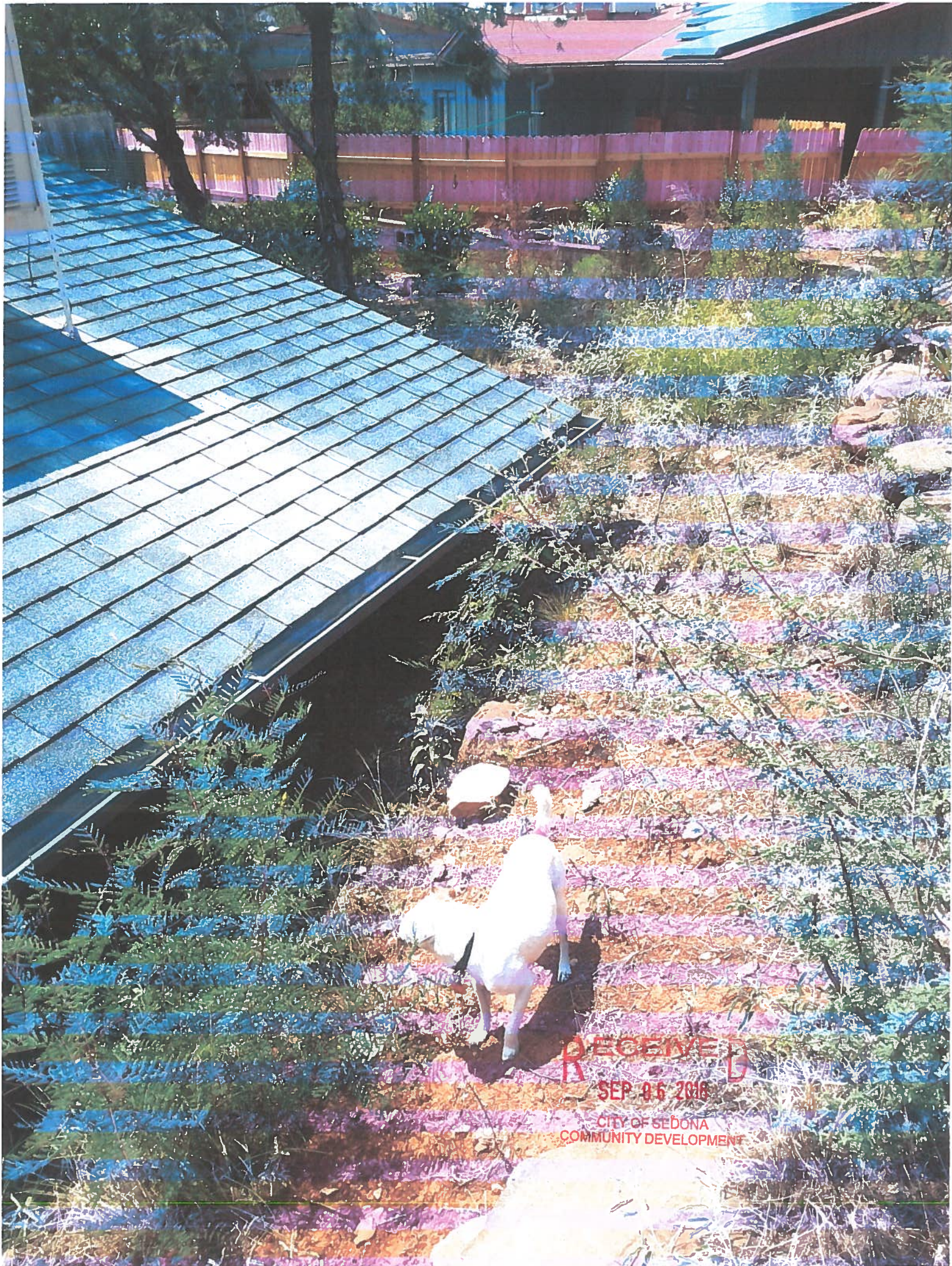


9/6/2018

REAR SETBACK DETAILS
IRREGULAR LOT
PARCEL # 401-26-002C



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75 BLACKHAWK LN. SEDONA
PARCEL # 401-26-002C

Order Number: 14610297

Exhibit A

A tract of land in the East half of Section 18, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

COMMENCING at the center of said Section 18;

Thence South 88 degrees, 20 minutes East, 335.7 feet;

Thence South 25 degrees, 31 minutes East, 26.0 feet to the POINT OF BEGINNING;

Thence South 75 degrees, 40 minutes East, 157.6 feet;

Thence South 56 degrees, 07 minutes East, 53.5 feet;

Thence South 07 degrees, 32 minutes East, 170.00 feet;

Thence South 03 degrees, 17 minutes West, 50.00 feet;

Thence South 10 degrees, 34 minutes West, 121.5 feet;

Thence North 25 degrees, 31 minutes West, 451.1 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive right of ingress and egress, for roadway and utility purposes, across the following described parcel:

An easement for ingress and egress, for roadway and utility purposes, non-exclusive, 20 feet in width, lying to the left of a sideline described thus:

BEGINNING at a point that lies South 88 degrees, 20 minutes East, 335.7 feet and thence South 25 degrees, 31 minutes, 26.00 feet from the center of said Section 18;

Thence South 75 degrees, 40 minutes East, 157.6 feet;

Thence South 56 degrees, 07 minutes East, 53.5 feet;

Thence South 07 degrees, 32 minutes East, 170.00 feet;

Thence South 03 degrees, 17 minutes West, 50.00 feet;

Thence South 10 degrees, 34 minutes West, 121.5 feet.

EXCEPTING THEREFROM that portion of said land lying within the lines described in the Deed from Cleon R. Etter, et ux to Charles L. Knaus, et ux, recorded in Docket 297, Pages 583-591, as follows:

A tract of land in the Southeast quarter of Section 18, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

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BEGINNING at the most Northerly corner of the Cleon R. Etter property which point is distance South 88 degrees, 20 minutes East, 335.7 feet and South 25 degrees, 31 minutes, 26.0 feet from the center of said Section 18;

Thence South 25 degrees, 31 minutes East, 164.0 feet;

Thence North 36 degrees, 59 minutes East, 136.4 feet to the Northeasterly line of said Etter property;

Thence along said Northeasterly line, North 75 degrees, 40 minutes, 157.6 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM that portion of said land lying within the lines described in the Deed from Cleon R. Etter, et ux to Meredith E. Turner, et ux, recorded in Docket 250, Page 622, as follows:

A tract of land in the Southeast quarter of Section 18, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

BEGINNING at a point on the Westerly line of the Cleon R. Etter property, which point is distance South 88 degrees, 20 minutes East, 335.7 feet and South 25 degrees, 31 minutes, 190.0 feet from the center of said Section 18;

Thence along said Westerly property line, South 25 degrees, 31 minutes, 105.0 feet;

Thence North 36 degrees, 45 minutes East, 148.1 feet to the Northeasterly line of said Etter property;

Thence along said Northeasterly line, North 07 degrees, 32 minutes West, 55.7 feet and North 56 degrees, 07 minutes West, 53.5 feet;

Thence South 36 degrees, 59 minutes West, 136.4 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM that portion of the Easement described above with lies Southerly of hat course and distance described in the Deed to Turner as follows:

North 36 degrees, 45 minutes East, 148.1 feet.

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